231 St Andrews

House was built in 1913 for Emily Carr's oldest sister, Edith Carr.
Current Owners since 2003
The house is Designated Heritage with the City of Victoria

UPGRADES

[* denotes heritage grant funded]

*Reshingled (where necessary) & painted (2009)

*Seismic upgrade

*Exterior portions of chimneys repaired. Upper portion of both chimneys were re-built. (2012)

*Front deck rail & front stair rails replaced, repairs made to substructure of deck & new deck membrane (2007)

Storm windows to protect leaded glass windows in dining room (2020)

Storm windows repaired and refitted in living room.

Sunroom glass roof panels replaced.

Renovated kitchen including new hardwood floor (2010)

2 upstairs Bathrooms & main floor powder room updated (2018)

Gas fireplace insert in living room (original fireplace retained in basement)

New hardwood floor in sunroom (2018)

Knob & tube wiring removed throughout and upgrade to 100 amp board in 2014 (Lenius & Osborn).

Hot water heater (2020)

New burners in furnace boiler (2019)

Back garden renovated, path and patio constructed.

FEATURES

One of a kind Carr house. Directly across the street from another Carr house (218 St Andrews), which was built by Alice Carr, and which served as Emily's last studio.

House retains majority of the original features and floor plan - woodwork, leaded glass windows, hardwood floors, built-ins, beams in dining room ceiling, high ceilings, charming butler's pantry, but with modern updates eg kitchen, sunroom, sleeping porch, laundry and bathrooms.

Great location, walk to everything. Close to Dallas Rd waterfront, inner harbour, downtown, & easy walk to grocery etc at James Bay village. Close to bus stops. Very close to everything but also on a very quiet back street with a neighbourhood feel.

Large, sun-drenched fully-fenced backyard with paved outdoor patio

Heritage listing is a bonus as can apply for grants to subsidize repairs.

Gas fireplace insert in living room.

Great exposure: morning sun; views of sunsets over the Sooke hills

Large unfinished basement

Off-street parking for two cars plus garage

Large kitchen looks out over sunny backyard

Irrigation system

Gas fired hot water radiators

Brand new hot water tank

Newer front load washer and dryer, large capacity.

Perfect for entertaining (we have hosted parties of over 80 people)

Views of legislature, especially the dome all lit up, from upper level

Watch the fireworks from the deck or upper level bedrooms

Alarm system

Trees

Cherry tree in backyard (which we believe is a relic of the Carr family orchard) was covered for two years by tree preservation permit which expired in October 2019 so that tree can be trimmed or removed at any time.
The Ginko in the backyard is covered by a tree preservation order.
The Western Red Cedar which provides privacy in the back yard is a bylaw-protected species.

Notable plants in garden:

Back: Ginko, Katsura, Japanese maple, magnolia, Camelias, Mme Plantier rose (an old, lovely, shade-tolerant climbing white rose long the fence under the cherry), several fuchsias, three rhodos (pink, salmon, and blue), herb garden, well-bearing Raspberries and Black currant bush. The hedge along the back is a Ceanothus ("California lilac"), so covered in lovely blue flowers in June.

South side: Flowering plum, rhodos, cotoneaster, lilac, native plants

Front: Two mock oranges at top of driveway (we think they may be original); one forsythia on each side of property; another ceanothus by the driveway; the rose at the front is another old rose – Roseraie de l'Hay (https://eu.davidaustinroses.com/products/roseraie-de-l-hay) – which is likely to achieve its maximum size of two metres by two metres next year; in April, there are superb blue camas plants around the Japanese maple at the bottom of the drive. The box hedge has been entirely replanted. We created the path along the driveway and reconstructed the path across the front of the house. There is a cotoneaster hedge across the front of the garage. There is a callistemon (https://www.gardenia.net/plants/plant-family/callistemon-bottlebrushes) on the south side of our propertly, dogwoods on the neighbour's property, and the holly like bush one sees from the stairs is an Oregon grape. The pine near the steps is a "Lacebark Pine" (https://en.wikipedia.org/wiki/Pinus_bungeana; https://arbordayblog.org/misctrees/13-stunning-trees-around-the-world/), known from Beijing's Forbidden City. The roses along the deck are another old rose: Rosamundi, rumoured to be from the time of Henry VIII (https://eu.davidaustinroses.com/products/rosa-mundi)